



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 07/27/17	EXPIRATION DATE: 7/27/2021	DOCKET #: LPC-19-5514	CNE CNE-19-05514
ADDRESS: 19 CRANBERRY STREET		BOROUGH: Brooklyn	BLOCK/LOT: 214 / 22
Brooklyn Heights Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

James Lansill
19 Cranberry Street
Brooklyn, NY 11215

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Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on July 13, 2017.

The approved work consists of installing two (2) new decorative wrought-iron openwork urns at the low masonry plinths, adjacent to the base of the stoop; resurfacing the brownstone stoop with a cementitious brownstone stucco, as well as restorative work throughout the south (Cranberry Street), east (Willow Street), and north (rear) facades, including selectively resurfacing brownstone lintels, sills, and bandcourses with a cementitious brownstone stucco, selectively cleaning masonry using a chemical detergent and a low-pressure water rinse, and repointing; restorative work at the areaway, including temporarily removing and reinstalling an historic black painted metal fence, in conjunction with repairing the brownstone curb using a patching compound, resetting displaced portions of the brownstone curb, and selectively replacing deteriorated sections in-kind; restoring the fence by scraping off rust, resealing loose sections, and repainting the fence black, matching the existing color; restorative work at the sidewalk, including resetting displaced bluestone pavers and selectively replacing deteriorated bluestone pavers in-kind; and restorative work at the mansard roof, including selectively replacing black and red slate shingles in-kind, repairing the wood cornices and wood dormer windows using a patching compound and selectively replacing wood elements in-kind, and repainting the cornice and dormer windows, matching the existing black color. Additionally, the proposed

work includes installing two (2) new metal leaders at the north and south sides of the east facade, and painting the top portion of the leaders black, matching the finish of the adjacent cornice, and the lower portion of the leaders brownish-red, matching the finish of the adjacent brick; painting an existing black painted through-wall louver at the first floor of the east facade brownish-red, matching the surrounding brickwork; replacing an existing black painted intercom at plain brickwork at the first floor of the east facade, adjacent to the wood gate, and installed without a Landmarks Preservation Commission permit, with a smaller intercom, painted to match the surrounding brickwork; legalizing the installation of two (2) black painted metal and glass light fixtures at the first floor of the rear facade, installed without Landmarks Preservation Commission permit(s); and legalizing the installation of railings at a metal deck at the rear facade in noncompliance with Certificate of No Effect 09-8511 (LPC 09-6221), in conjunction with removing the decorative finials at the metal railing, as described and shown in a letter, dated March 22, 2017; two (2) historic photos; current condition photos, labeled 1 through 19 by the Commission staff; a catalogue cut sheet; and drawings T-100.00, A-100.00, A-200.00, A-201.00, and A-202.00, dated (received) July 13, 2017, and prepared by Elizabeth Roberts, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that 19 Cranberry Street is a Federal style house built in 1834, and that the mansard roof is a later addition; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Brooklyn Heights Historic District. The Commission also notes that, prior to the designation of the historic district, the original Federal style ironwork at, and adjacent to, the stoop and areaway was replaced with Second Empire style ironwork, a portion of which was later removed, and a through-wall louver was also installed at the east (Willow Street) facade. The Commission further notes that the adjacent sidewalks are bluestone and the predominant paving material on this street is bluestone. The Commission additionally notes that Warning Letter 17-0802 was issued on June 19, 2017 for the "installation of intercom at Willow Street facade and light fixtures at rear facade without permit(s)," and Warning Letter 17-0803 was issued on June 19, 2017 for the "installation of ironwork at rear facade in noncompliance with CNE 09-8511 (LPC 09-6221) issued 4/1/09."

With regard to this proposal, the Commission finds that the wrought-iron urns will be in keeping with decorative ironwork sometimes found at the base of stoops of buildings of this type, style, and age, as documented by photographs of historic ironwork at similar buildings and historic drawings for ironwork; that the installation of the new ironwork will not cause the removal of significant historic fabric that may have been added over time and that are evidence of the history and development of a building, structure or site; that, in accordance with the provisions of Title 63, of the Rules of the City of New York (RCNY), Section 2-14, documentation reveals that the existing brownstone to be resurfaced is deteriorated; that the original texture, color, profiles and details of the brownstone will be replicated; that the damaged stone will be cut back to sound stone and the new surface keyed into the sound stone and built up in successive layers using a cementitious mix with the top layer tinted to match the original brownstone texture and color; that the methods and materials proposed by the contractor have been provided in the form of specifications; that the work will not result in damage to or loss of any significant historic features; that the cleaning will utilize the gentlest effective methods available and without damaging the masonry; that only low pressure water rinses, not to exceed 500 psi, will be used; that the existing joints will be raked by hand only; that the pointing mortar will be compatible with the masonry in terms of composition and will match the historic mortar in terms of profiles, texture, and finish; that the patching compounds will be compatible with the woodwork and masonry curbing in terms of composition and will help return the damaged units to a state of good repair; that the proposed painted finishes of the cornices, dormers, railing, and leaders, in conjunction with the surrounding finishes of the masonry, slate roof, windows, and metalwork to remain, will help maintain a unified color palette in keeping with the style and character of the building; that the temporary removal and reinstallation of the historic areaway fence will facilitate the repair of the curb and will facilitate the

protection of the fence during construction; that the fence will be promptly reinstalled in its historic location after the completion of the restoration work; that resealing the loose sections will help return the fence to a sound and stable condition; that the replacement brownstone curb sections, slate shingles, and bluestone pavers will match the historic materials in terms of placement, material, dimensions, texture, finish, profiles and details; that the leaders and through-wall louver will be finished to blend with the surrounding materials, thereby helping these modern accretions remain a discreet presence; that the proposed intercom will be simply designed, small in scale, and installed without exposed conduit or junction boxes, and will feature a dull, brushed metal finish, which will blend with its context; that resetting the existing sound bluestone pavers, on a non-cement base with hand-tight joints, will return these pavers to their historic level placement and help protect them from future disrepair; that the replacement of the existing bluestone pavers is warranted by their deteriorated condition; that the work will maintain the historic paving material at the site; that the resetting of the existing brownstone curb will return it to its historic level placement; that the light fixtures are simply designed, well-scaled to the building, and typical in terms of placement, material, and finish, and that no exposed conduit was included with the installation; that the railing at the deck is typical of ironwork found at rear decks of rowhouses of this age throughout this historic district in terms of placement, material, and finish; that once the finials are removed, the railing will be simply designed and well-scaled to the rear facade and deck; and that the proposed work will support the special architectural and historic character of the building and historic district. Based on these findings, the Commission determined the work to be appropriate for the building and historic district. The work, therefore, is approved.

Please note that this permit is being issued contingent upon the Commission's review and approval of repointing, resurfacing, patching, and replacement brownstone, bluestone, and slate shingle samples, as well as detailed and dimensioned shop drawings of the proposed wrought-iron urns, prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit drawings and digital photographs of all samples to Julianne Wiesner-Chianese for review. This permit is also contingent on the understanding that the cleaning, repointing, and resurfacing work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

Please also note that Warning Letters 17-0802 and 17-0803 will remain in effect until the corrective work approved under this permit has been completed and inspected for compliance. **THIS PERMIT CONTAINS A COMPLIANCE DATE OF JANUARY 27, 2018 FOR BOTH ADDRESSING THE WORK IN VIOLATION AND REINSTALLING THE HISTORIC IRONWORK.** Failure to complete the corrective work by this date or to reinstall the historic ironwork, which will be temporarily removed, may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed. Once the corrective work is completed in compliance with this permit, promptly submit a written request for a Notice of Compliance from the building owner, along with a photograph documenting the finished work, to the Commission.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Julianne W Chianese.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Ricky DelPilar, Elizabeth Roberts Architecture

cc: Bernadette Artus, Deputy Director; Ricky DelPilar, Elizabeth Roberts Architecture